



Cecile Mirch
Chairperson

Phone (518) 270-4619
Fax (518) 270-4642

Zoning Board of Appeals

NOTICE OF PUBLIC HEARING

Harry Tutunjian
Mayor

Phone (518) 270-4401
Fax (518) 270-4609

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, May 26, 2005** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

Interpretation

ZB2005-0041 Request by the Director of Code Enforcement for an Interpretation by the Zoning Board of Appeals as to whether a Bait Shop would be a conforming use in the R-4 Zone District.
NOT VOTED ON DURING MEETING

Minor Area Variance

ZB2005-0035 Minor Area Variance to allow construction of a swimming pool with side setback deficiencies at 12 Cottage Street, an R-3 Zone District. Applicant is Richard and Rebekah Collins, 12 Cottage St. Troy, NY 12180. **APPROVED**

Major Area Variance

ZB2005-0032 Major Area Variance to allow a freestanding sign with excessive letter size to be placed at the Lansingburgh Apartments at 41 114th Street, an R-3 Zone District. Applicant is J Sign Company, 842 Saratoga Rd. Burnt Hills, NY 12027. **APPROVED**

ZB2005-0037 Major Area Variance to allow side and rear setbacks related to a proposal to construct a garage in the rear of 62 Second Street, between State and Congress, a B-4 Zone District. Applicant is Paul Hohenberg, 62 Second St. Troy, NY 12180. **APPROVED**

ZB2005-0038 Major Area Variance to allow a freestanding sign on a property with a building closer than 35ft from the street at 146-154 First Street, between Liberty and Washington, an R-4 Zone District. Applicant is St. John's Episcopal Church 146 First St. Troy, NY 12180.
APPROVED

Special Use Permit

ZB2005-0033 Special Use Permit to allow construction of a parking lot as the primary use for the Bethel Baptist Church, at 2210 Fifth Avenue, an R-4 Zone District. Applicant is Bethel Baptist Church, 2165 Fifth Ave. Troy, NY 12180. **APPROVED**

ZB2005-0034 Change of Non-Conforming Use to allow conversion of an existing warehouse building into 5 dwelling units at 38 Tyler Street, at 4th, an R-2 Zone District. Applicant is Feinwill Properties, PO Box 11-600 Albany NY 12211. **APPROVED**

Use Variance

ZB2005-0036 Use Variance to allow retail fast food restaurant on the same parcel as an auto sales lot at 341 Second Ave, at the foot of 108th, a B-2 Zone District. Applicant is Jan-Joe Inc and Mark Cifarelli, 357 Second Ave, Troy NY 12182. **APPROVED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4557. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals

Cecile Mirch, Chairperson